

SERVICES

- Mains water and mains sewerage
- Oil fired central heating
- Telephone & ESB
- Wired for alarm

LOCATION

No.7 Creel Street is located on the Johnstown / Urlingford Road out of Freshford, on the right hand side – sign up! 15 mins to Kilkenny City, 10 minutes drive to Urlingford / M8 – Cork/Dublin Motorway.

SIZE C.650 SQ FT / 60.3 SQ M



Rear Garden & Street View from outside property

7 CREEL STREET, FRESHFORD, CO. KILKENNY.

FOR SALE BY PRIVATE TREATY



Mid-terraced street side property located in the town within walking distance of all amenities. Accommodation includes entrance hallway, kitchen, Livingroom and utility on the ground floor with 2 bedrooms and bathroom on the first floor. Long narrow garden to rear with small garden shed.

GUIDE PRICE : €100,000

This is a compact street side property in a great location within walking distance of all amenities. Long narrow garden to the rear with small shed. The old kitchen was taken out, so a kitchen is required, bathroom was done in recent years, fully tiled with electric shower over bath. This home will suit a retired person having access to all amenities, or someone starting off.

ACCOMMODATION COMPRISES OF THE FOLLOWING ON THE GROUND FLOOR :-

GROUND FLOOR

Entrance Hallway	9'3 x 3'6 (2.8 x 1.10)	Laminate timber flooring, carpet stairwell
Sitting Room	9'10 x 8'6 (2.8 x 2.6)	Laminate timber flooring
Kitchen	11'4 x 13'7 (3.4 x 4.2) new	Vinyl flooring, hot press, door out to utility – needs kitchen!
Utility	5'6 x 3'04 (1.7 x 0.92)	Tiled floor, kitchen units at floor level with sink, tiled floor and walls partly tiled.

FIRST FLOOR

BEDROOM 1	11'6 x 9'07 (3.5 x 2.8)	Vinyl flooring, small fireplace
BEDROOM 3	11'3 X 11'4 (3.4 X 3.5)	Vinyl flooring, built-in wardrobes with vanity unit
BATHROOM	6' x 5'4 (1.8 x 1.6)	Nicely tiled floor to ceiling, WHB, WC and Bath with Triton T90 electric shower over bath.

